

**Minutes
Worcester Planning Board
January 12, 1994**

Planning Board Members Present: John Reynolds
George Russell
Joan Bagley
Joseph Sova

Staff Present: James Fasser, OPCD
Karen L. Sherman, OPCD
Michael Traynor, Law Department
Michael Caforio, DPW
David Holden, Code Commissioner

View: 2:00 p.m.
Dinner Break: 4:30 p.m.
Regular Meeting: 5:30 p.m., City Hall - Room 310

1. **Call to Order:** Chairman Reynolds called the meeting to order at 5:30 p.m.
2. **Approval of Minutes:** The Board unanimously voted to approve the minutes of December 15, 1993. The *MOTION* was made by Joan Bagley and seconded by Joseph Sova.
3. **Reorganization:** On a *MOTION* by Joseph Sova and seconded by Joan Bagley, the Board voted unanimously for the following positions:
Chairperson - John Reynolds
Vice-Chairperson - George Russell
Clerk - Joan Bagley.
4. **Public Hearing Items:**

727 Franklin Street - Definitive Subdivision/Site Plan Approval: Jef Fasser noted that the petitioner had met with OPCD staff regarding the requirements of the Subdivision Regulations and Site Plan Approval process. Jon Martin, representing the petitioner, indicated that the procedure for subdivision approval came as a surprise to them based upon relief granted by the Zoning Board and the Plans Not Requiring Approval section of the Subdivision Regulations. He indicated to the Board that a two-family unit was being proposed.

Waivers from Site Plan Approval requirements included the following: Section 6 (2)(a) and Section 8 regarding filing fees and site plan requirements of 7(c). Requested waivers from the Definitive Subdivision Regulations included the following: Section VI (a) regarding drainage report and computations, proposed street plan and profiles, sanitary sewage systems, surface drainage system, and legal description of proposed ways and easements as none are proposed.

Also, fees outlined in Section VI (a) and the plan requirements of Section VI (G), subsections (5)(9)(10)(13-22)(22)(26) and (28) and Section VI (H)(4-6), Section VII in its entirety, Section IX in its entirety and Section X in its entirety. Russell asked to review the site plan and then made a *MOTION* to close the public hearing. Sova seconded the motion and the Board voted unanimously in favor.

After discussion of the next public hearing item, the Board returned to this item for a decision. Russell made a *MOTION* to approve the petition with the requested waivers. Joan Bagley seconded the motion and the Board voted unanimously to approve the motion.

138 Dana Ave. - Definitive Subdivision/Site Plan Approval: Joan Bagley read the notice of public hearing. Fasser noted that this petitioner had also met with OPCD staff regarding procedural requirements. The petitioner, Tom Harrington, noted the relief granted from the Zoning Board for this single family construction as well as a characterization of the neighborhood and the proposed dimensions of the structure with a built-in garage. Russell made a *MOTION* to close the public hearing. Sova seconded the motion and the Board voted unanimously in favor. Bagley then made a *MOTION* for approval of the petition with the requested waivers because of the nature of the petition as a single family construction with relief from the dimensional requirements of the Zoning Ordinance already granted from the Zoning Board of Appeals.

Waivers from Site Plan Approval requirements included the following: Section 6 (2)(a) and Section 8 regarding filing fees and site plan requirements of 7(c). Requested waivers from the Definitive Subdivision Regulations included the following: Section VI (a) regarding drainage report and computations, proposed street plan and profiles, sanitary sewage systems, surface drainage system, and legal description of proposed ways and easements as none are proposed. Also, fees outlined in Section VI (a) and the plan requirements of Section VI (G), subsections (5)(9)(10)(13-22)(22)(26) and (28) and Section VI (H)(4-6), Section VII in its entirety, Section IX in its entirety and Section X in its entirety.

Zoning Ordinance Amendment - Article IV, Section 2: Joan Bagley read the notice of the Public Hearing. Russell asked for clarification of the type of use being regulated. Joan Bagley made a *MOTION* to close the hearing that was seconded by Sova and approved unanimously. She then made a *MOTION* to approve the amendment as proposed. Sova seconded and the motion passed unanimously.

5. Pike Hill Drive - Preliminary Subdivision: An associate of Whitman and Bingham, representing CEE Realty, presented the preliminary site plan and explained which waivers were requested in their letter dated November 30, 1993. Caforio noted that Public Works had concerns over the requested waivers as well as the proposed thirty foot slope easement on adjacent City Water Department property. Bagley expressed concerns about the width of the entrance to the proposed development off Parkton as well as the steepness of the grades proposed. Reynolds expressed concerns over a number of issues, including: exceeding the permitted length of cul-de-sac, lack of continuous sidewalks, the slope easement, proposed

detention basin location and general design. Russell expressed concerns over the location and construction of the proposed detention basin and potential off-site flooding. The discussion was continued until the meeting of February 9, 1994. The petitioner will be meeting with OPCD to discuss other design strategies.

6. Wigwam Hill Drive (Lots 30, 31, 33, 35-39, 42, 45 and 47): Reynolds asked Caforio to elaborate on the letter from DPW regarding the site plan deficiencies and the erosion control measures as well as a description of an easement noted on some of the lots. Additionally, discussion of improvements including street light installation, sidewalks and reflectors took place with the applicant. The applicant noted that they are completing the improvements but object to them. Russell noted the continued public safety issues associated with the development. Atty. Finklestein asked for clarification of compliance with prior site plan approval conditions. A question was raised by an abutter regarding fire access between lots 30 and 31 as well as additional lighting. Russell also inquired about the sidewalk in the area and the ownership of some additional lots. The item was continued until the next meeting.
7. 495 Shrewsbury Street - Parking Plan Approval: Fasser noted that he had met with the petitioners as requested at the last meeting. He asked the petitioners to discuss potential buffers within the fenceline as well as replacement of some fencing in disrepair with the abutters. The petitioner indicated that the abutters had no desire for buffers within the fenceline and that two sections of fence would be replaced on the Plantation and Warden Street sides of the property. Bagley made a *MOTION* to approve the parking lot plan as presented with the condition of fence replacement as indicated. Sova seconded and the Board voted unanimously in favor.
8. 50 Southwest Cutoff - Parking Lot Approval: The Chairman noted that the petitioners were not present, nor had any correspondence been received from them. The item was continued until the next meeting.
9. 258 Park Avenue - Parking Plan Approval: After discussion with the petitioner's representative regarding snow storage and emergency egress, the Board noted that two of the seventeen parking spaces (#13 and #17 on the site plan) would be eliminated in their consideration. Reynolds inquired about the required number of spaces as no specific use for the structure was being proposed in the BG-3.0 parcel. David Holden was asked to clarify the procedure for permitting this lot without a certain use. Joan Bagley made a *MOTION* to approve the plan with fifteen spots as discussed. Joseph Sova seconded and the Board voted unanimously in favor of the motion.
10. Orton Street Extension Phases II & III - On a *MOTION* by Sova, seconded by Russell, the Board voted unanimously to extend the completion date of the project for one year.
11. Flint Pond Village Phase II - Extension of Completion Date - No action was taken per DPW request.

12. Plans to be Ratified: Joan Bagley made a *MOTION* to ratify the following plans:

<u>Approval Not Required</u>	<u>Signature Date</u>
4610 Morningside Road	January 12, 1994
4611 Buddy and Cuba Roads	January 3, 1994

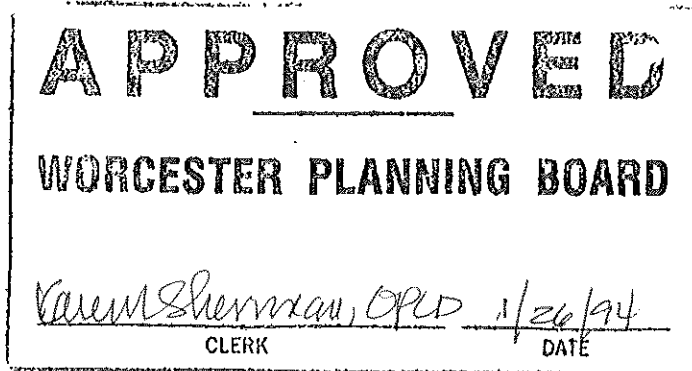
Joseph Sova seconded the motion and the Board voted unanimously to ratify the plans presented.

13. Any Other Business:

The discussion of a potential Subdivision Regulation Amendment regarding the frontage waiver issue was continued until the next meeting. OPCD staff were asked to provide ideas for text to the Board with assistance from the Legal Department.

14. Next Meeting: January 26, 1994

15. Adjournment: Chairman Reynolds adjourned the meeting at 7:00 p.m.



**CITY OF WORCESTER
WORCESTER PLANNING BOARD**

PLEASE TAKE NOTICE

DATE: January 14, 1994

At a meeting held on *January 12, 1994*, the Worcester Planning Board voted (4-0) to approve the *Definitive Site Plan Approval* application filed by *Thomas and Dena Harrington*.

The Project involves *subdivision* at a parcel located at *138 Dana Avenue*, Worcester, Massachusetts.

Proper notice on *December 29, 1993*, was given for the meeting by the Planning Board.

The *Definitive Site Plan Approval* was granted subject to the following conditions:

- Waiver of Compliance granted from Section 6(A)(2) and Section 8 regarding filing fees.
- Modified Site Plan requirements as described in Section 7(C) [Waiver of Compliance from Section 6(A)(3) and Section 7(A and B)].

Authorized Planning Board Member

Name

John J. Reynolds

Date

1-14-94

**CITY OF WORCESTER
WORCESTER PLANNING BOARD**

PLEASE TAKE NOTICE

DATE: January 14, 1994

At a meeting held on *January 12, 1994*, the Worcester Planning Board voted (4-0) to approve the *Definitive Site Plan Approval* application filed by *Frank and Anita Corridori*.

The Project involves *subdivision* at a parcel located at *727 Franklin Street*, Worcester, Massachusetts.


Proper notice on *November 3, 1993*, was given for the meeting by the Planning Board.

The *Definitive Site Plan Approval* was granted subject to the following conditions:

- Waiver of Compliance granted from Section 6(A)(2) and Section 8 regarding filing fees.
- Modified Site Plan requirements as described in Section 7(C) [Waiver of Compliance from Section 6(A)(3) and Section 7(A and B)].

Authorized Planning Board Member

Name



Date

1-14-94

**CITY OF WORCESTER
WORCESTER PLANNING BOARD**

PLEASE TAKE NOTICE

DATE: January 13, 1994

At a meeting held on *January 12, 1994*, the Worcester Planning Board voted (4-0) to approve the *Parking Plan Approval* application filed by *Lora Nemrow Estey, owner*.

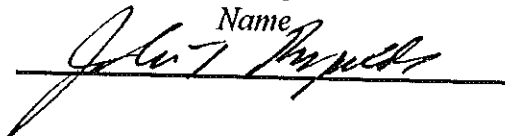
The Project involves *permitting an existing parking lot* at a parcel located at *258 Park Avenue*, Worcester, Massachusetts.

Proper notice on *December 29, 1993*, was given for the meeting by the Planning Board.

The *Parking Plan Approval* was granted subject to the following conditions:

- The plan showing 17 spaces was amended to 15 spaces in order to provide adequate area for snow storage and emergency egress.

Authorized Planning Board Member

Name


Date


CITY OF WORCESTER
WORCESTER PLANNING BOARD

PLEASE TAKE NOTICE

DATE: January 13, 1994

At a meeting held on *January 12, 1994*, the Worcester Planning Board voted (4-0) to approve the *Parking Plan Approval* application filed by *U-Haul, Inc.*

The Project involves *permitting an existing parking lot* at a parcel located at *495 Shrewsbury Street*, Worcester, Massachusetts.

Proper notice on *December 1, 1993*, was given for the meeting by the Planning Board.

The *Parking Plan Approval* was granted subject to the following conditions:

- The petitioner will replace two sections of fence on the Plantation and Warden Street sides of the parcel as necessary.

Authorized Planning Board Member

Name
J. L. T. Reynolds

Date
1-14-94